



FILE: PA03-0058

DATE: September 17, 2003
TO: File/Record/Applicant
FROM: Bryan Speegle, Director, Planning and Development Services Department
SUBJECT: Planning Application PA03-0058 for Site Development Permit in the Ladera PC
APPLICANT: Centrex Homes, project builder
Hunsaker and Associates, agent

I. NATURE OF PROJECT:

The applicant requests approval of a Site Development Permit for the construction of 82 multi-family residential condominium dwelling units on a 13.3 gross acre site in Planning Area 4A of the Ladera Planned Community. The project includes a mixture of three-bedroom (45 units), four-bedroom (24 units) and five-bedroom units (13 units). The proposal includes 27 buildings in a mixture of 2-plex structures (5 buildings), 3-plex structures (16 buildings) and 4-plex structures (6 buildings). The 2-plex and 3-plex buildings are townhouse style, with two and three-story buildings approximately 32 feet in height. The 4-plex buildings are stacked flats, with three-story buildings approximately 32 feet in height. All structures are setback a minimum of 10 feet from the project's exterior property line with an average setback of 18 feet. The project conforms to all site development standards and the applicant has not requested modifications of the development standards. The proposal also includes a model home sales complex located at the project entrance from Oberon. The following chart is a summary of plan types for the 82 dwelling units proposed.

PLAN TYPE	NO. OF BEDROOMS	SQUARE FOOTAGE	TYPE	NUMBER OF UNITS
1	3	2,186	Lower Flat	6
1X	3	2,910	Upper Flat with loft (the loft is only accessible from the master bedroom and is not counted as a bedroom)	6
2	3	2,081	Lower Flat	6
2X	3	2,333	Upper Flat	6

3A	4	2,151	Townhome	8
3B	5	2,390	Townhome with loft (loft is counted as a bedroom)	11
3C	5	2,360	Townhome with loft (loft is counted as a bedroom)	2
4	3	2,270	Townhome	21
5	4	2,614	Townhome	16

The on-site parking requirement for this proposal is 247 spaces. This total includes 164 assigned spaces (covered on uncovered), 67 unassigned uncovered spaces (based on bedroom count) and 16 guest parking spaces. The project proposed exceeds this amount, providing a total of 282 standard size parking spaces. This total includes 164 garage spaces (each units is provided a direct access two-car garage with a minimum of 18 feet x 18 feet clear area), 47 parallel street spaces, 13 spaces in parking bays and 58 private guest parking spaces (the proposal gets parking credit for one space for each of the 58 townhomes [the 2-plex and 3-plex buildings] that have a private double width driveway with a length of 17 feet or more from the garage door to back of sidewalk).

The model complex is located at the intersection of Oberon and Chianti. The models and sales office are located in Buildings 13 and 14 with the model parking lot with 17 spaces is located on what will be Building 12. Chianti separates the model buildings and the parking area. The model complex includes pennant flags (10 maximum), information signs, permanent and temporary landscaping, trap fencing and other features generally associated with a model homes sales complex.

The project is generally located in the southwesterly area of the Ladera PC in Planning Area 4A, in an area to be known as Covenant Hills. The site is located west of Antonio Parkway and south of O'Neill Drive. Area Plan AP98-04 was approved for PA 4A on March 9, 1999 through Planning Application PA98-0185. This planning area was approved for a maximum of 598 dwelling units. This site has a land use designation of Residential. The Residential Land Use in Section III of the Ladera Planned Community Program Text establishes all development standards. The project site is located south of O'Neill Drive at the end of Triad Drive. The proposal is associated with Tentative Tract Map No. 16515.

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- II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures" and the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR No. 555, previously certified on 10/17/95, and Addendum PA980185. Prior to project approval, this EIR and Addendum were found adequate to satisfy the requirements of CEQA by the Director. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Bryan Speegle, Director
Planning and Development Services Department

By: _____

Chad G. Brown, Chief
CPSD/Site Planning Section

WVM

FOLDER: C:\My Documents\Ladera\PA03-0058 Staff Centrex.doc

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.